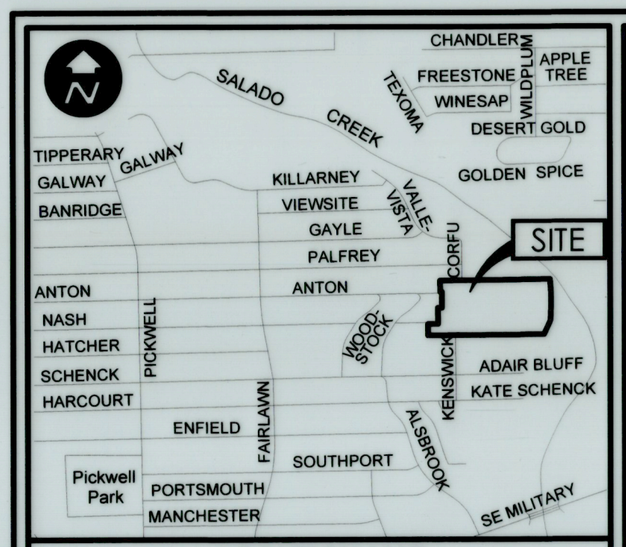

LOCATION MAP

NOT TO SCALE

LEGEND

- = PLATTED BOUNDARY
- = EXISTING BOUNDARY
- ℄ = CENTERLINE
- 635 = EXISTING CONTOUR
- XXXX = PROPOSED CONTOUR
- = EASEMENT
- ● = (IPF) (IRF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ○ = (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED

E.G.T.C.E. = ELECTRIC, GAS, TELE, & CABLE TV EASEMENT

OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

N.C.B. = NEW CITY BLOCK

R.O.W. = RIGHT-OF-WAY

VOL. = VOLUME

PG. = PAGE

DOC. NO. = DOCUMENT NUMBER WITHIN OPRBCT

COSA = CITY OF SAN ANTONIO

P.D.E. = PUBLIC DRAINAGE EASEMENT

B.S.L. = BUILDING SET BACK LINE

1 = 10' E.G.T.C.E.

2 = 5' E.G.T.C.E.

1 = 15' B.S.L. (VOL. 9570, PGS. 205-207 OPRBCT)

2 = 5' E.G.T.C.E. (VOL. 9570, PGS. 205-207 OPRBCT)

3 = 12' E.G.T.C.E. (VOL. 9570, PGS. 205-207 OPRBCT)

4 = 10' P.D.E. (VOL. 9570, PGS. 205-207 OPRBCT)

5 = ANTON DRIVE; A 50' PUBLIC R.O.W. (HIGHLAND HIEGHTS BLUFF SUBDIVISION VOL. 9570, PGS. 205-207 OPRBCT)

6 = SALADO BLUFF; A 50' PUBLIC R.O.W. (HIGHLAND HIEGHTS BLUFF SUBDIVISION VOL. 9570, PGS. 205-207 OPRBCT)

7 = KENSWICK POINT; A 50' PUBLIC R.O.W. (HIGHLAND HIEGHTS BLUFF SUBDIVISION VOL. 9570, PGS. 205-207 OPRBCT)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

WGI, INC.
GERARDO ROMERO MURGUIA, P.E.

LICENSED PROFESSIONAL ENGINEER
NO. 132266 - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

STATE OF TEXAS · GERARDO ROMERO MURGUIA · 132266 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · DREW A. MAWYER · 5348 · PROFESSIONAL · LAND SURVEYOR

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (50 AND TEN (10) FOOT WIDE EASEMENTS.

RESIDENTIAL FIRE FLOW:

1. THE PUBLIC WATER MAIN SYSTEM HAS DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, FOR THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE HIGHLAND HEIGHTS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 900- 903, BLOCK 3, NCB 13021.

GENERAL NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 AND LOT 901, BLOCK 3, NCB 13021, DRAINAGE EASEMENTS AND EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
3. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOD ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN. THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
4. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPES OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. LOT 902, BLOCK 3, NCB 13021 SHOWN ON THIS PLAT IS A DEDICATED EASEMENT TO CPS ENERGY AND SHALL BE RESERVED AS OPEN SPACE FOR ELECTRIC FACILITIES ONLY.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGES RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°23'54"W	50.00'
L2	S89°23'55"W	520.78'
L3	N00°43'22"W	120.10'
L4	N89°25'01"E	106.22'
L5	N00°35'43"W	169.85'
L6	N89°22'41"E	43.95'
L7	N00°43'24"W	120.00'
L8	N00°35'35"W	50.00'
L9	S89°35'57"W	16.75'
L10	N00°37'55"W	118.23'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	10.00'	15.66'	89°42'56"	14.11'	S45°32'34"E
C2	10.00'	15.76'	90°17'07"	14.18'	N44°27'27"E
C3	28.92'	25.31'	50°08'43"	24.51'	N64°36'07"E
C4	55.00'	268.77'	279°59'09"	70.72'	N0°24'09"W
C5	29.00'	25.31'	50°00'07"	24.51'	S65°23'59"E
C6	10.00'	15.76'	90°18'44"	14.18'	S44°28'17"W
C7	10.00'	15.69'	89°53'56"	14.13'	S45°38'04"E
C8	29.02'	25.30'	49°56'55"	24.51'	N64°24'41"E
C9	55.00'	268.46'	279°39'47"	70.95'	N0°44'32"W
C10	29.01'	25.61'	50°35'03"	24.79'	S65°17'07"E
C11	10.00'	15.73'	90°06'07"	14.15'	N44°21'57"E
C12	10.00'	15.69'	89°53'53"	14.13'	S45°38'03"E

SHEET 1 0F 1

PLAT NO. 20-11800210

SUBDIVISION PLAT
ESTABLISHING
HIGHLAND HEIGHTS SUBDIVISION

BEING A TOTAL OF 15.639 ACRES OF LAND, INCLUSIVE OF A 2.513 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, KNOWN AS LOTS 8-53, & LOTS 900-903, BLOCK 3 AND LOTS 5-21, BLOCK 5 AND LOTS 17-27, BLOCK 6 NEW CITY BLOCK 13021, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN DOCUMENT NO. 20200026274 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

210.860.9224 FIRM NO. 15085
WGI. wginc.com
5710 W. HAUSMAN RD SUITE 115 SAN ANTONIO, TEXAS 78249

SCALE: 1"=100'

100 50 0 100

D.A. MAWYER LAND SURVEYING
5151 W SH-46
NEW BRAUNFELS, TX 78132
PH: (830) 730-4449
FIRM #10191500

DATE: MARCH 2020 JOB: BRD354

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: OWNER/DEVELOPER
EXECUTIVE GROUNDS, LLC.
MIGUEL ANGEL GARCIA
BY MARIA FERNANDA CORTA DE ARZAC, AS ATTORNEY-IN-FACT
(210) 393-5344
26 GEDDINGTON
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARIA FERNANDA CORTE DE ARZAC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 13 DAY OF April 2022

NOTARY PUBLIC

MARIA I. FUENTES
My Notary ID # 128573408
Expires April 5, 2023

THIS PLAT OF HIGHLAND HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXPECTATION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

ON THIS _____ DAY OF _____ A.D. 2022

CHAIRMAN

SECRETARY

P:\Projects\CVF, LLC\30205572.00 – Killarney Single Family\01-Civil\12-Plat\Highland heights_40lf_lots.dwg